

LETTER OF TRANSMITTAL

January 18, 2023

Sandra Wackman
PCS Administrative Assistant
City Hall
93 Highland Ave.
Somerville, MA. 02143

Dear Sandra,

As the trustee of the Hanhal Realty Trust and owner of the property located at 1112-1114 Broadway Somerville, MA. it is my intent to lease the office space at 1114 Broadway to the City of Somerville for use by the "West Somerville Police Substation."

Sincerely,



Janice Christo, Trustee
Hanhal Realty Trust

WEST SOMERVILLE POLICE SUBSTATION PROPOSAL

Description of Property

Amenities include:

3 separate office areas

1/2 bathroom

1 kitchen

1 window air conditioner

Desks, file cabinets, fax machine, copier, misc equipment

Term Sheet

This is a 3 year lease commencing March 1st 2023 at \$2500.00 per month with an option to renew two additional years at \$2800.00 per month.

The rent is due the first of each month.

The lessor is responsible for property taxes and building insurance however the lessee must secure liability insurance for the premises as well with a minimum limit of \$1,000,000.


The lessee is responsible for electricity and heat.


The tenant must request approval to make any interior alterations.

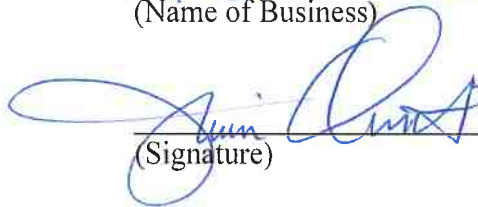
APPENDIX A

CERTIFICATION OF GOOD FAITH
Pursuant to G.L. c. 30B, §10

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

 Janice Christo
(Name of person signing bid or proposal)

 Hanhal Realty Trust
(Name of Business)

 _____
(Signature)

Rent Price Proposal Form - Include with Term Sheet

Please complete the table below by filling in the proposed Rental Rate and utilities if separate from Base Rent. If there is a cost that the City of Somerville must pay separately, please enter Extra Costs and itemize in the appropriate space below. Back up documentation to show the basis of utility costs and other extra costs must be submitted with price proposal. Total the columns for each year to determine the Total Annual Costs. Add respective Total Annual Costs items to obtain Total Cost for initial 3-year term and potential 5-year lease term.

Base Rent	Unit (sqft)	1 st Year \$	2 nd Year \$	3 rd Year \$	4 th Year \$	5 th Year \$
[insert property address for lease]						
1112 Broadway Somerville, MA 02148	1000	2500	2520	2570	2800	2800
Base Rent Total		0	0	0	0	0

Utilities (If Separate)						
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Extra Costs (Itemize below)						
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Total Annual Costs		0	0	0	0	0
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Total Cost-3 Years (Sum of Total Annual Costs)	90,000		0			
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Total Cost-5 Years (Sum of Total Annual Costs)	157,200			0		
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Extra Costs (if applicable)						
1	Electricity					
2	Heat					
3						

Signature & Title of Person Submitting Fee Proposal:

Janice Christo

Printed Name owner
Title

Hambal Realty Trust

Company Name/Affiliation

60 Prentiss Lane Belmont, Ma.

Mailing Address (Street, City, State, ZIP) 02148

617-413-4899

Phone Phone (mobile)

Janice@Christotyrrrell.com

Fax Email